

**Staff  
Summary  
Report**



To: Mayor and City Council  
Through: City Manager

Agenda Item Number 60  
Meeting Date: 05/06/99  
Doc. Name: 990506devsrh15  
Supporting Documents: Yes

**SUBJECT:** TEXACO STARMART #SFP-99.32

**APPROVED BY:** Randall Hurlburt, Development Services Director  
Debra Fink, Senior Planner

**BRIEF:** This is the second public hearing for Texaco StarMart for an Amended Final Plan of Development at 6349 South McClintock Dr.

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **TEXACO STARMART** (Equilon Enterprises, L.L.C., property owner) who is proposing an expansion and remodel of the existing Texaco StartMart convenience store at 6349 S. McClintock. The remodel and expansion will consist of a 624 sq. ft. building addition to the south side of the existing convenience store building along with a face lift to the elevations. The applicant seeks the following approvals from the City of Tempe:

- a. **(#SFP-99.32)** An Amended Final Plan of Development for Texaco StartMart for an additional expansion of building area from 1,052 s.f. to 1,678 s.f. (an increase of 624 s.f.) at 6349 S. McClintock, including the following:

Use Permit:

Allow a 624 s.f. expansion to an existing convenience store with gas pumps in the PCC-1 Zoning District.

**SUMMARY:** The owners are proposing to expand and remodel the existing Texaco StarMart located at 6349 S. McClintock which requires an amendment and a use permit to their existing Final Development Plan. The remodel does not create any new variances to the site. The Design Review Board appears supportive of the remodel and elevational changes but has continued the project until 4/7/99 so the applicant could workout details with the Public Works Dept., regarding possible driveway closures and/or right-of-way dedications which may affect the site plan. Since their Council continuance request on 3/18/99, the applicant has addressed all issues and has revised their plan to reflect the future roadway widening and southernmost driveway closure along McClintock. Staff is therefore supporting the requests, and to date, no public input has been received.

**Note:** At the first Council public hearing of 4/8/99, there were no public comments.

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	<u>Recommendation</u>	<u>Comments</u>
Staff	Approval	See report
Design Review Bd.	Approved	4-3 vote
Public	None, to date	

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**HISTORY & FACTS:**

- December 13, 1972. At a regular meeting the Tempe City Council approved a request for rezoning this parcel from AG to PCC-1, subject to conditions.
- May 18, 1978. At their regular meeting the Tempe City Council approved an Amended General and Final Plan of Development for Elijah C. Cardon of Cardon Oil Co., including 2 variances and 2 use permits, subject to conditions. At this meeting they modified a variance request for Cardon Oil Co., to reduce the parking area screening devices from 3' to 1-1/2' in height.
- October 19, 1978. The Tempe City Council approved the Final Plan of Development for Continental East #6 for a service station, located at the NEC of Guadalupe and McClintock, subject to conditions.
- March 3, 1999. The Design Review Board continued the building addition and modification proposal to the elevations to allow the applicant the opportunity to resolve site plan issues with the Public Works – Traffic Engineering Division, concerning driveway deletions and agreements for future rights of way.
- March 18, 1999. The City Council granted the applicant a continuance of their first public hearing so they could continue to work out site plan issues with the Public Works – Traffic Engineering Division concerning driveway deletions and agreement for future rights of way.
- April 7, 1999. The Design Review Board, by a 4-3 vote, approved the site modifications and remodel of the elevations and gas canopy, subject to conditions.
- April 8, 1999. At the Council's first public hearing for this request, no public input was received.

**DESCRIPTION:**

Owner – Equilon Enterprises, L.L.C., Peter Boyde  
Applicant - Same  
Architect – Architekton, Greg Lambright  
Zoning – PCC-1  
Site area - .89 net acres  
Total bldg. area:  
Existing convenience store – 1052 s.f.  
Proposed addition – 626 s.f.  
Total 1678 s.f.  
Lot coverage – 18.5%  
Parking required -  
1,678 s.f. c-store @ 1/250 = 7 spaces  
Parking provided – 8 spaces  
Bicycle parking required –  
1,678 s.f. c-store @ 1/3000 = 1 space  
Bicycle parking provided – 1 space  
Landscaping – 19.3%

Use Permit

Allow a 624 s.f. expansion to an existing convenience store with gas pumps in the PCC-1 Zoning District.

Previously Approved Use Permits: (5/18/78)

1. To permit a service station.
2. To permit a service station accessory use (convenient market).

Previously Approved Variances: (5/18/78)

1. Reduce parking area screening devices from 3' to 1-1/2' in height.
2. Reduction of required 6' wall on interior lot lines from 6' to 3' and 0' as per plan.

**COMMENTS:** The applicant is requesting an Amended Final Plan of Development and use permit expansion for the existing Texaco Star Mart facility at 6349 South McClintock Drive.

The owner is proposing a retail area expansion and remodel to the existing "under canopy" convenience store. The proposed expansion is 625 s.f. which would make the total building area of the c-store 1,678 s.f. There is no expansion being proposed for the existing overhead fueling canopy. It does however, consist of a new fascia on the existing canopy. The remodel does not create any new variances to the site. Staff believes the proposed use permit expansion will not significantly increase the vehicular or pedestrian traffic which normally frequents the site, nor will it create any changes to the site circulation patterns currently utilized by vehicular traffic, since the proposed project is under the existing fueling canopy. As part of the improvements, they are proposing new sidewalks and a painted pedestrian path to the convenience store. It appears that the small expansion will not contribute to disruptive patterns for the surrounding neighborhood.

The applicant is also proposing new signs and a new color scheme for the building and gas canopy that is consistent with the corporate colors for Texaco. The Design Review Board approved the project with conditions on 4/7/99.

This project was scheduled for its first public hearing on 3/18/99 but requested a continuance so they could have more time to work out issues regarding future street improvements along McClintock Drive. To date, those issues have been worked out with the Public Works Department and revised plans have been submitted. As noted on the plans, the owner has agreed to delete their southernmost driveway along McClintock Drive and provide additional right-of-way for future bus pull out and shelter. The City has agreed to construct all improvement in exchange for said right-of-way.

In summary, staff supports the project as requested and believes the use permit meets the ordinance test.

**RECOMMENDATION:** Staff – Approval, subject to conditions.  
Design Review Board – Approval, subject to conditions.

**REASON(S) FOR  
APPROVAL:**

1. The expansion request and site plan modifications appears to be consistent with the previously approved Final Plan of Development for this parcel.
2. The requested use permit appears to pass the ordinance test.

**CONDITION(S)  
OF APPROVAL:**

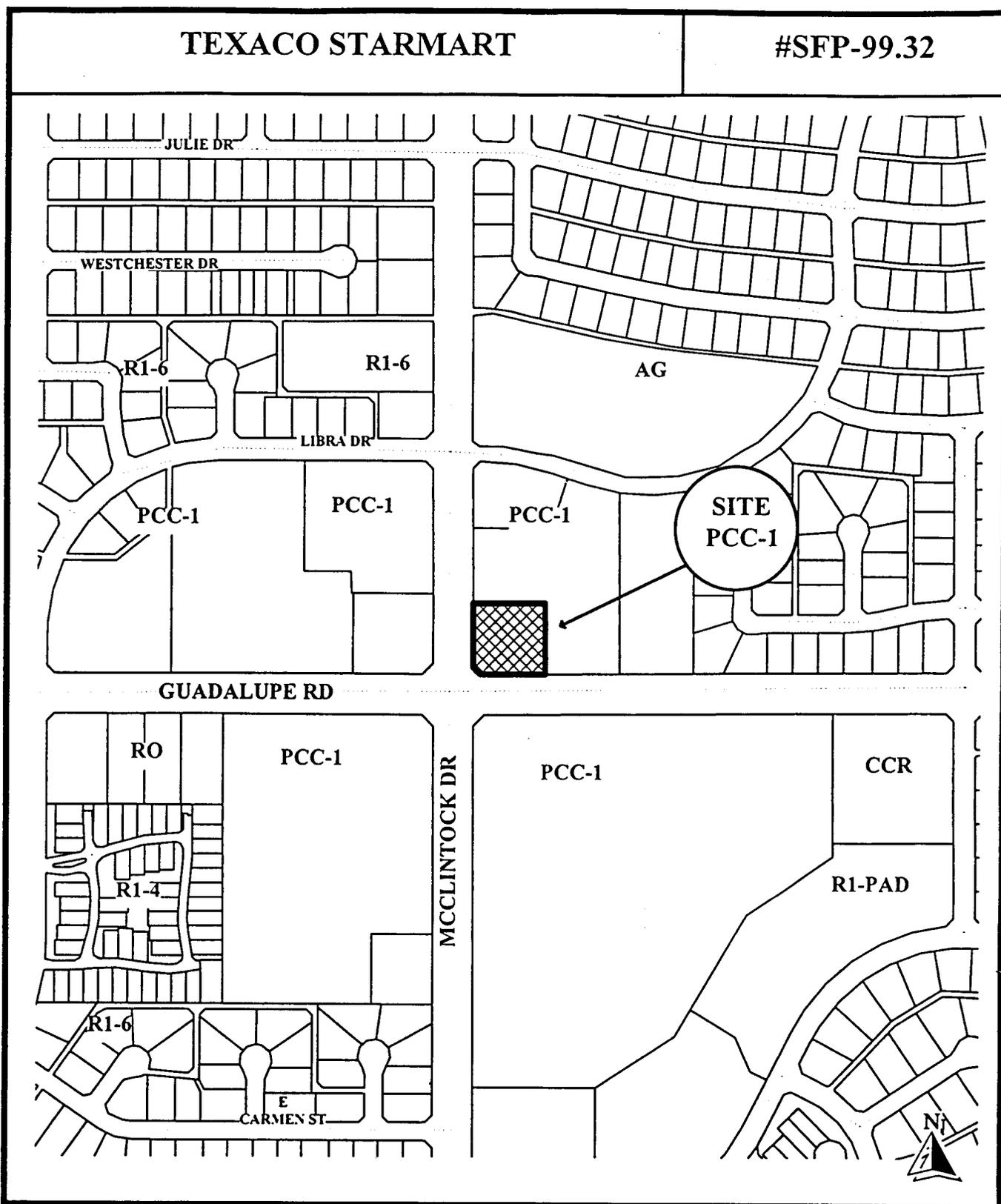
1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains.
  - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees.
  - (2) Water and/or sewer participation charges.
  - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.

3. If new property lines are created on this site, the approval of CC&R's in a form acceptable to the City Attorney and the Development Services Director must take place prior to issuance of Certificate of Occupancy. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and the Development Services Director.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the use permit shall be deemed null and void.
6. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
7. The Amended Final Development Plan shall be recorded with the Maricopa County Recorder's Office prior to the issuance of any construction permits for this project.
8. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
9. The project shall be approved by the Design Review Board prior to issuance of any construction permits for this project.

- ATTACHMENTS:**
1. Location Map
  2. Amended Final Plan of Development
  3. Texaco Site Plan
  4. Elevations
  5. Floor Plan
  6. Conceptual Landscape Plan
  7. Letter of Explanation/Intent
  8. Previously Recorded Development Plan – 10/19/99
  9. Previously approved conditions of approval – 10/19/78

**TEXACO STARMART**

**#SFP-99.32**



**Location Map SEE OTHER SIDE FOR MORE INFORMATION**

# FINAL PLAN OF DEVELOPMENT FOR TEXACO STARMART

## CITY OF TEMPE, MARICOPA COUNTY, ARIZONA

### LEGAL DESCRIPTION

THE WEST 200 FEET OF THE SOUTH 195 FEET OF TRACT "A" OF CONTINENTAL EAST UNIT SIX, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 149 OF MAPS, PAGE 2.

EXCEPT ALL OIL, GAS AND OTHER MINERALS (INCLUDING BUT NOT LIMITED TO COAL, URANIUM, SULPHUR, PHOSPHATE AND OTHER SOLID, LIQUID AND GASEOUS SUBSTANCES REGARDLESS OF THE NATURE OR QUANTITY THEREOF) AND ALL RIGHTS THEREIN, BUT ONLY TO THE EXTENT THAT SUCH MINERAL RIGHTS ARE IN THEIR NATURAL STATE AND NATURAL LOCATION AS RESERVED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 1037160 OF OFFICIAL RECORDS CONTAINING 38,800 SQ. FT. OR 0.8907 ACRES.

### SITE DATA

ZONING: PCC-1  
 SITE AREA: 38,800 SQ. FT. / 89 AC  
 BUILDING SIZE / LOT COVERAGE: 1,818 SQ. FT. / 4.66%  
 TOTAL SQ. FT. TYPICAL RANDOM: 1,117 SQ. FT. / 2.88%  
 LANDSCAPE PROVIDED: 7,422 SQ. YD. (OFF-SITE)  
 EXISTING TO REMAIN (OFF-SITE)  
 PARKING: 7 SPACES REQUIRED (1200) 8 SPACES PROVIDED

### USE PERMIT

A. FUTURE CONSTRUCTION WITH GAS PUMPS IN THE PCC-1 PLANNED COMMERCIAL ZONING (CONFORMING)

### OWNERSHIP

WE HEREBY CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT OF THE SAME.  
 BY: TOWN OF ENTERPRISES, LLC

### ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999, at \_\_\_\_\_, ARIZONA.  
 BY: \_\_\_\_\_ NOTARY PUBLIC

### APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999, AS A GENERAL PLAN OF DEVELOPMENT.  
 BY: \_\_\_\_\_ MAYOR  
 \_\_\_\_\_ DATE ATTEST \_\_\_\_\_ CITY CLERK  
 \_\_\_\_\_ DATE CITY ENGINEER  
 \_\_\_\_\_ DATE DEVELOPMENT SERVICES DIRECTOR

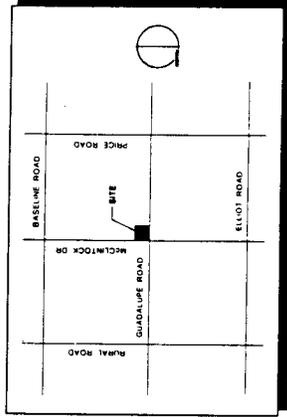
### CERTIFICATION

I, \_\_\_\_\_, REGISTERED SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT I AM A duly licensed and qualified surveyor, that this legal description is based on a survey conducted by me or under my supervision, and that I have taken every precaution to insure that the survey is correct and accurate to the best of my knowledge and belief. I HEREBY CERTIFY THAT THE SURVEY IS ACTUALLY EAST AS SHOWN AND AM SUFFICIENT TO ENABLE THE SURVEY TO BE RETRIEVED.

REGISTERED LAND SURVEYOR  
 ARIZONA REGISTRATION NO. \_\_\_\_\_

### CONDITIONS OF APPROVAL

- Public Works Department shall approve all roadway, sewer, and utility easements, dedications, driveway, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- All street dedications shall be made within six (6) months of council approval.
- Public improvements shall be installed prior to the issuance of any occupancy permits. Any paving shall be approved by the Public Works Department.
- All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be installed in accordance with Ordinance No. 0885 (redevelopment) in accordance with Ordinance No. 0885.
- If the property lines are created on this site, the approval of CC&R's in a form acceptable to the City Attorney and the City Engineer shall be provided. The CC&R's shall provide that a single entity will ultimately be responsible for maintaining all landscapes, both required by Ordinance and in common area on the site. The CC&R's shall be approved by the City Attorney and the Community Development Director.
- No variances may be created by the future property lines without the prior approval of the City of Tempe.
- A valid building permit shall be obtained and substantial construction commenced within one year of the date of council approval on the variances and use permits shall be deemed null and void.
- This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the drive aisle. No modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
- Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
- Permit for fuel systems must be approved by the Fire Department prior to issuance of building permits.
- Final Plan of Development shall be revised to include conditions for this action and reflect all applicable details as shown on the plan review of 11/13/99 to 2/17/99 prior to recordation.
- Not used.
- Applicant shall complete Design Review Board process prior to recordation of this plan or to any permits being issued.



VICINITY MAP

A FINAL PLAN OF DEVELOPMENT  
 TEXACO STARMART  
 6949 S. MCCLINTOCK RD.  
 TEMPE, ARIZONA 85283

3-25-99

**P R O J E C T I N F O R M A T I O N**

**OWNER:** EQUILON ENTERPRISES LLC  
 3333 E. CARTEL BACKS, STE. 170  
 TEMPE, AZ 85283  
 (602) 954-0240

**LOT NUMBER:** PCC-1

**LOT SIZE:** 38,600 APPROX SF OR 0.89 AC

**PROJECT SCOPE:** EXPAND AND REMODEL EXISTING UNDER CANOPY CONVENIENCE STORE BUILDING

**BUILDING SIZE:** 16,951 SF TO BE EXPANDED TO 16,118 SF.

**EXIST. BUILDING CONSTRUCTION TYPE:** II-N  
**EXISTING C-STORE HT.:** 14'-0"  
**EXISTING C-STORE OCCUPANCY:** M  
**MAX ALLOWABLE SF:** 16,950 SF (II-N CONSTRUCTION)  
**EXISTING CANOPY SIZE:** 6,518 SF

**CONSTRUCTION TYPE:** II-N  
**OCCUPANCY:** M

**BUILDING COVERAGE:** 1111 SF OR 100% SITE COVERAGE TO BE MODIFIED PER CITY REQUIREMENTS EXIST. TO REMAIN

**ON-SITE LANDSCAPING:** ALL SOILAGE UNDER REPAIR PERMIT, BY OTHERS

**ON-SITE LANDSCAPING:** ALL SOILAGE UNDER REPAIR PERMIT, BY OTHERS

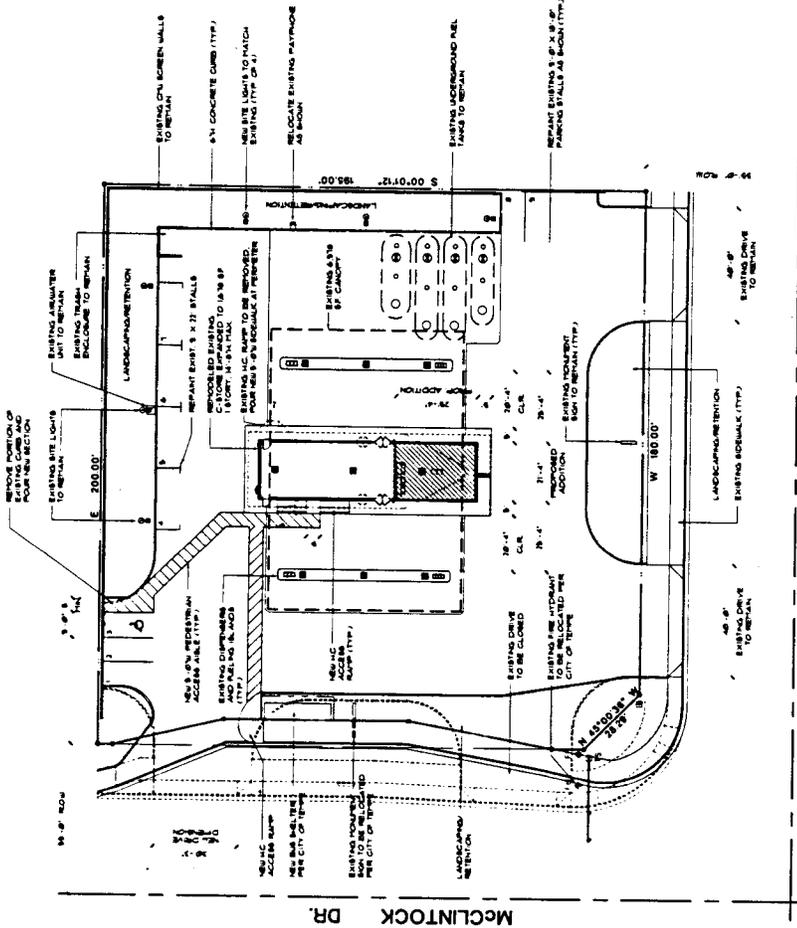
**SIGNALS:** ALL SIGNALS UNDER REPAIR PERMIT, BY OTHERS

**PARKING CALCULATIONS:**

**RETAIL AREA:** 1.7 SPACES FOR RETAIL AREA (1,150 SF)  
 (1.6 '19' 2340' x (6 '11)

**TOTAL ON SITE PARKING REQUIRED:** 2.1 SPACES

**PARKING PROVIDED:** 2.8 SPACES



**PROPOSED SITE PLAN** 1" = 20' 0"

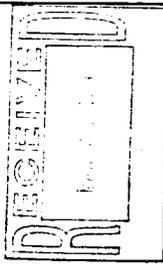
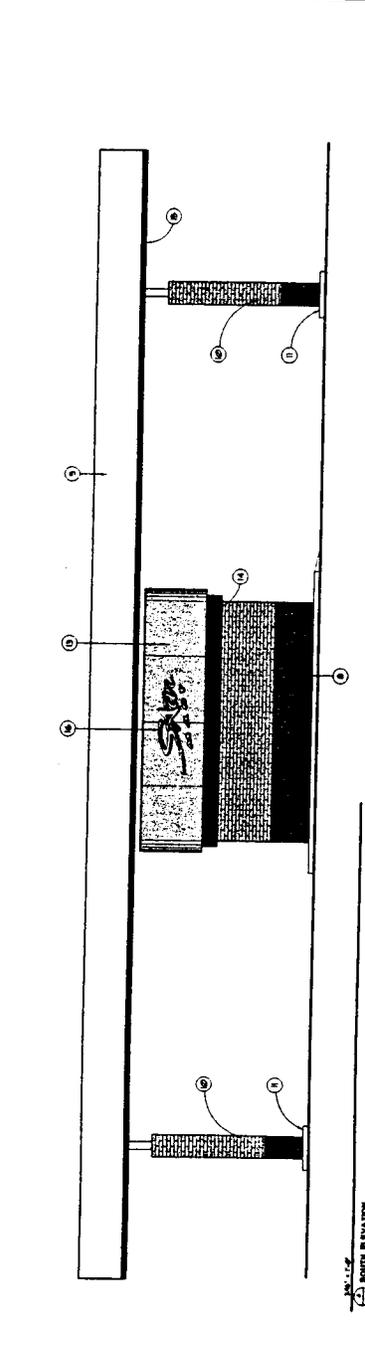
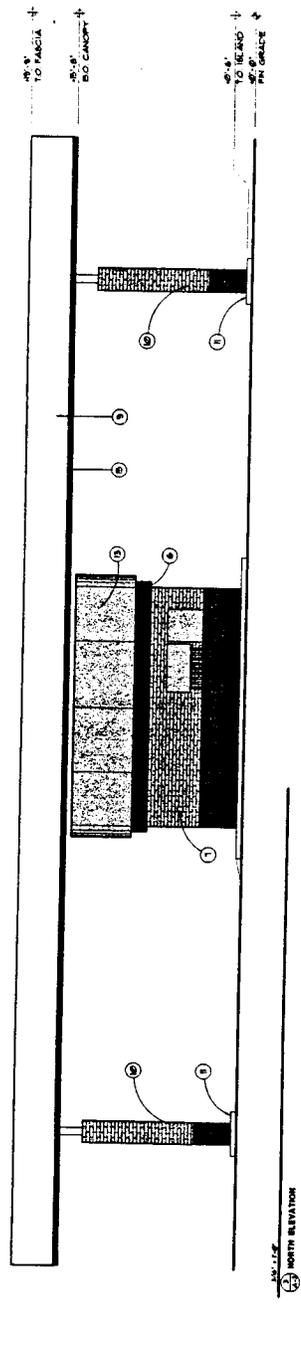
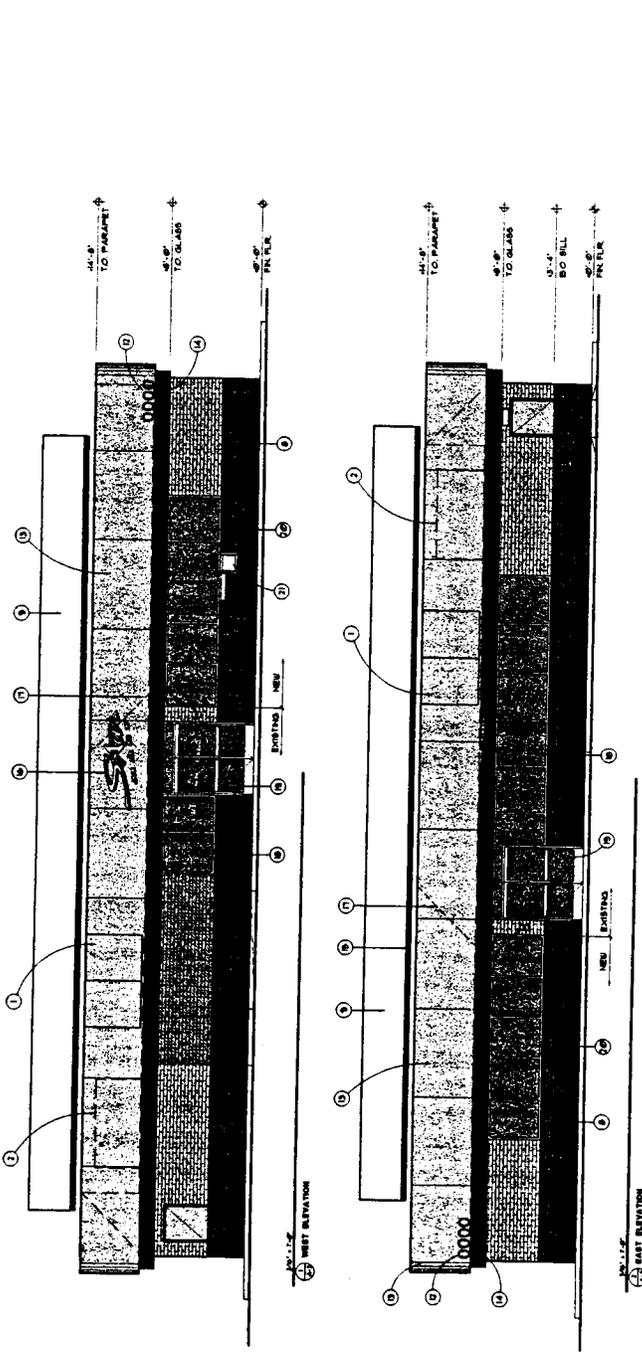


A FINAL PLAN OF DEVELOPMENT  
 TEXACO STAR MART  
 6348 S. MCCLINTOCK RD.  
 TEMPE, ARIZONA 85283

Handwritten number: 9-25-99

**ELEVATION KEY NOTES**

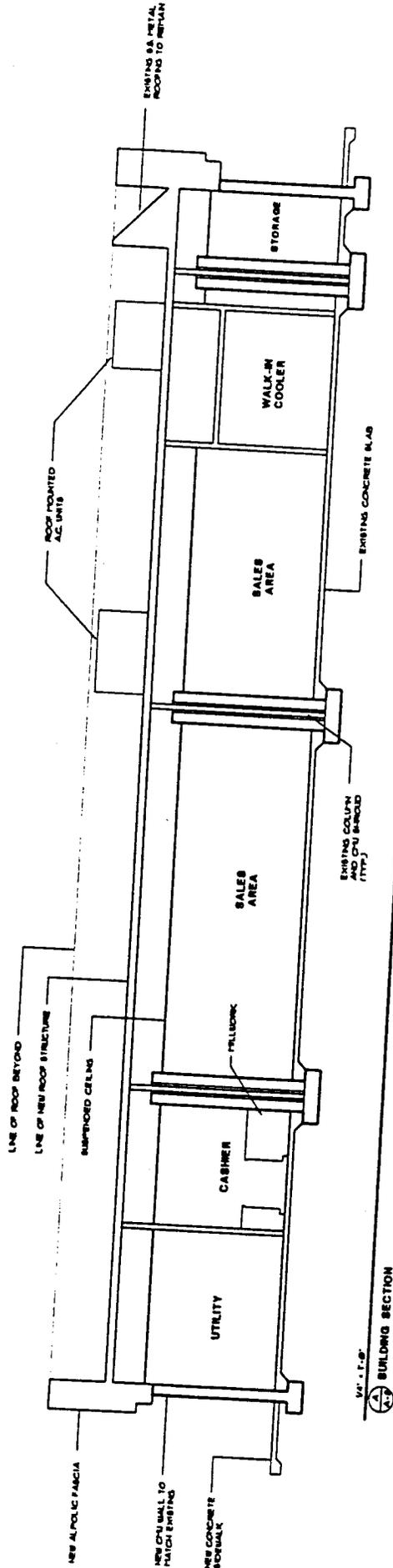
- 1. H M TX TEXACO CON. CONTRACTOR O. OTHERS
- 2. H M TX H. FINCHON ... EXISTING TO REMAIN
- 3. H M TX INSTALL NEW SILVER ACH PANEL GATES TO MATCH NEW FACIA
- 4. H M TX EXISTING ROOF-MOUNTED AC UNIT TO REMAIN
- 5. H M TX NOT USED
- 6. TX CON TX CON WALL EXISTING STONEMORT WITH NEW CHIL TO MATCH EXISTING BY CON. - PAINT TEXACO #1 LIGHT GRAY BY TX
- 7. TX TX CON EXISTING EMERGENCY SHUT-OFF SWITCH TO REMAIN
- 8. TX TX CON PAINT NEW DARK BLUE ACCENT STRIPE OVER NEW STUCCO FACIA - TEXACO #2 DARK BLUE
- 9. TX TX CON LOCATION OF NEW COP FILL BOX
- 10. TX TX CON NEW CHIL TO MATCH EXISTING - PAINT LOWER HALF TEXACO #2 DARK GRAY - PAINT UPPER HALF TEXACO #1 LIGHT GRAY (NTP)
- 11. H M TX EXISTING CANOPY STRUCTURE TO BE REMODELED - EXISTING LONGHORN ALUMINUM TO BE REMOVED - PROVIDE NEW BLACK LONGHORN ALUMINUM
- 12. TX TX EXISTING CANOPY COLUMNS TO REMAIN (TYP. OR S). REBART COUPLERS TEXACO #2 DARK GRAY BELOW AND #1 LIGHT GRAY ABOVE
- 13. H M TX EXISTING CONCRETE PILING IN BACK TO REMAIN
- 14. H M TX NEW CHIL ADDRESS DECALS ON NEW ALPOLIC FACIA SYSTEM PER CITY OF TEMPE STANDARDS
- 15. H M TX NEW SILVER ALPOLIC FACIA SYSTEM WITH 9" RADUS CORNERS
- 16. H M TX NEW DARK BLUE ALPOLIC ACCENT BAND
- 17. H M TX NEW TEXACO #1 RED ALUMINUM ACCENT BAND ATTACHED BELOW CANOPY FACIA
- 18. O O NEW INTERNALLY ILLUMINATED PAN-CANAL LETTER SIGN-ART OTHERS - ALL SIGNAGE IS UNDER SEPARATE PERMIT BY OTHERS
- 19. CON CON LINE OF EXISTING BUILDING WALL AND ROOF STRUCTURE TO BE REMOVED
- 20. H M TX EXISTING STONEMORT WINDOWS TO REMAIN - PAINT EXISTING FRAMES TEXACO #2 DARK BLUE
- 21. O O EXISTING STONEMORT ENTRY DOOR TO BE RELOCATED - PAINT FLOOR PLAN SHEET #1.1
- 22. O O NEW STONEMORT WINDOW SYSTEM WITH TEXACO #2 DARK BLUE PRE-FINISHED ALUMINUM FRAMES
- 23. TX CON NEW SLIDE TRANSACTION DRAINER



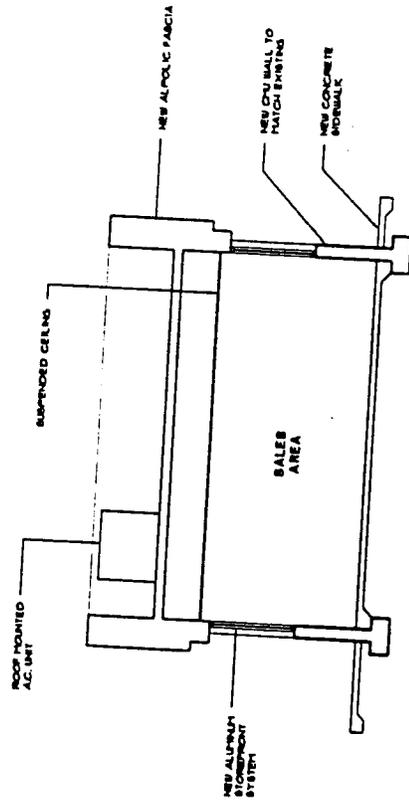
**EQUILON**  
 STAMART REMODEL FOR  
 ARCHITECTS FOR  
 TEMPE, ARIZONA 85283

DATE: 3/16/11 1:10  
 TIME: 10:17 AM  
 PROJECT: 98222  
 SHEET: 121480  
 TITLE: A-3  
 OBL: ELEVATOR ELEVATIONS

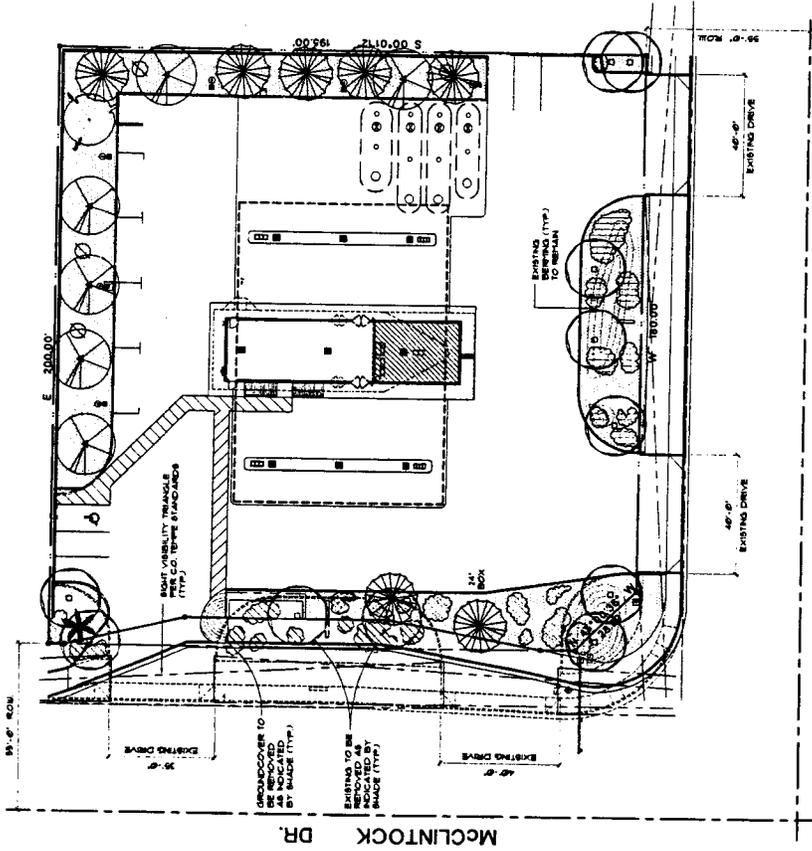
**ARCHITECTON**  
 288 South 4th Ave  
 Suite No. 201  
 Tempe, Arizona 85281  
 T: 802 884-4837  
 F: 802 884-4838



1/4" = 1'-0"  
 BUILDING SECTION



1/4" = 1'-0"  
 BUILDING SECTION



GUADALUPE RD.



EXISTING LANDSCAPE PLAN 1" = 20'-0"

NOTE: ALL EXISTING TREES AND SHRUBS ARE SHOWN IN SIZE AND SPREAD

EXISTING PLANT KEY	
SYMBOL	COMMON NAME QTY. REMARKS
	EXISTING SMALL TREE 1
	EXISTING ELM TREE 4
	EXISTING SYCAMORE 1
	EXISTING TREE 1 (1) TO BE REMOVED PER PLAN AS INDICATED BY SHADE AND SHED
	OLEANDER 4
	ARGEMONE JUNIPER 1
	NON-JAY GROUND COVER 1
	HORSETAIL 1

NEW PLANT KEY	
SYMBOL	COMMON NAME QTY. REMARKS
	NEW ELM TREE 1 (1) TO MATCH EXISTING
	NON-JAY GROUND COVER 1
	HORSETAIL 1

**EQUILON**  
LANDSCAPE ARCHITECTS, LLC  
STARBUCK REMODEL FOR  
6349 S. MCCLINTOCK DR  
TEMPE, ARIZONA 85283

T. 20'-0" 1" = 20'-0" 93222 93140  
DATE: 11/17/10  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: 1" = 20'-0"  
PROJECT: LANDSCAPE PLAN  
REVISIONS: L-1

**ARCHITEXTON**  
388 South 48th Ave.  
Suite No. 201  
Tempe, AZ 85281  
Tel: 480.834.8377  
www.architex.com

Feb. 25, 1999

City of Tempe  
Development Services Dept./  
Planning and Zoning Commission  
PO Box 5002  
31 E. 5<sup>th</sup> Street  
Tempe, Az 85282

ARCHITEKTON

Re: Existing Texaco Starmart Facility  
6349 S. McClintock Dr. / Guadalupe Rd.

Use Permit Expansion / Modification

Dear Commission Members,

The following narrative justification for the above mentioned project is to request an expanded use under the existing use permit for the facility.

We are currently proposing a retail area expansion and remodel to the existing "under-canopy" convenience store. The proposed expansion is approximately 600 sq. ft., to an existing 1,050 sq. ft. store. There is no expansion being proposed for the existing overhead fueling canopy.

The expansion project as proposed is in response to an ever increasing public need for convenience shopping and to remain competitive in this constantly expanding and aggressive marketplace.

As mentioned, this is an existing facility, which has been operating as a safe and integrated neighbor to the immediate community for numerous years. Currently, the facility design is effectively blended into the surrounding architectural context. The proposed expansion will not cause any significant changes to the site circulation patterns currently utilized by vehicular traffic, since the proposed project is under the existing fueling canopy. We are proposing new sidewalks and painted pedestrian access lanes to the convenience store as part of the proposed project. We do not foresee any disruptive processes or nuisances in expanding the convenience store use, but do see a project in which the surrounding neighborhood as well as the City of Tempe should benefit from.

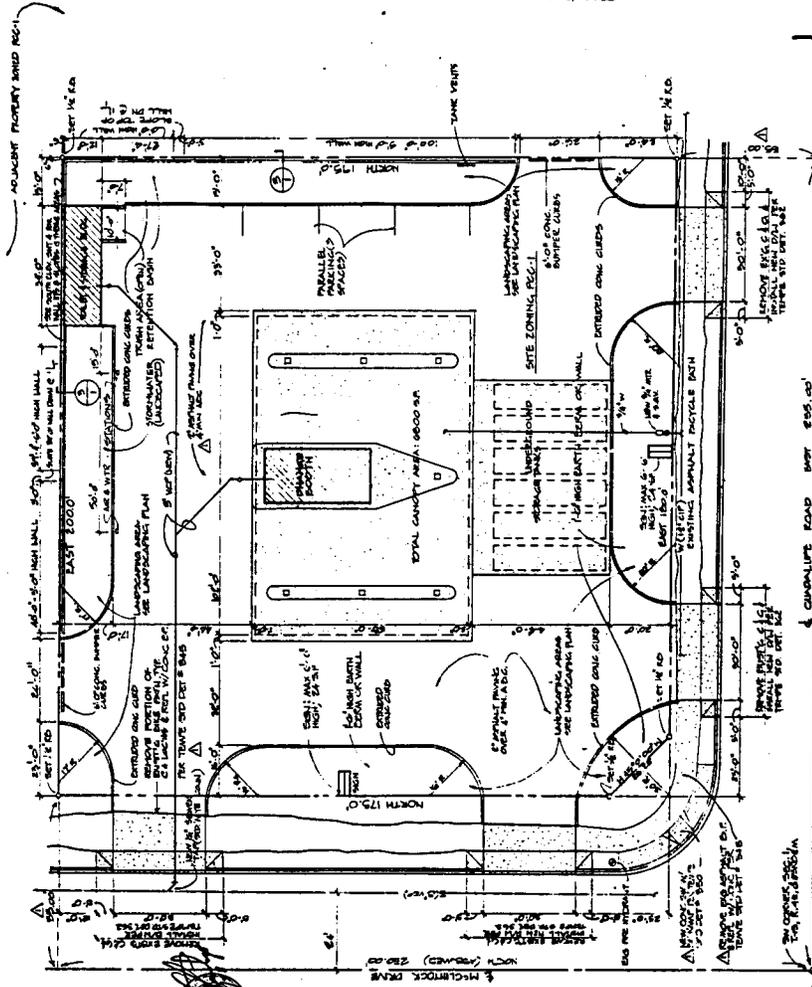
Thank you for your consideration on this matter, and we look forward to working with staff to accomplish the best project possible.

Regards,



Ron Harris, Project Manager

City of Tempe  
11-15-78  
Planning Commission



APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY OF TEMPE, ARIZONA  
DATE: 11-15-78  
CITY ENGINEER: [Signature]

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA  
DATE: 11-15-78  
CITY ENGINEER: [Signature]

APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF TEMPE, ARIZONA  
DATE: 11-15-78  
CITY ENGINEER: [Signature]

**NOTES:**  
1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO DISCREPANCIES.  
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO DISCREPANCIES.  
3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO DISCREPANCIES.

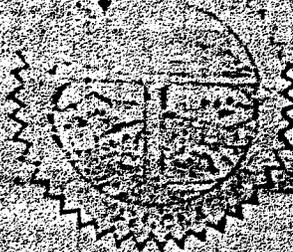
**LEGAL DESCRIPTION OF SERVICE STATION SITE:**  
A PORTION OF TRACT 'T', CONTINENTAL EAST UNIT SIX, AS SHOWN ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO DISCREPANCIES.

**AREA SUMMARY:**  
TOTAL SITE AREA: 50,000 S.F. (0.7 ACRES)  
BUILDING AREA: 7,208 S.F.  
TOTAL BUILDING AREA: 7,208 S.F. (10.7% OF SITE AREA)

**LANDSCAPING CALCULATIONS:**  
SITE AREA: 50,000 S.F. (0.7 ACRES)  
LANDSCAPED AREA: 1,086 S.F. (2.2% OF SITE AREA)  
LANDSCAPING AREA PROVIDED: 1,086 S.F. (2.2% OF SITE AREA)

**SITE ZONING: PCC-1**

APPROVED FOR OFFICE ONLY:  
CITY ENGINEER: [Signature]



# CITY OF TEMPE

P.O. Box 5002

Tempe, Arizona 85281

(602) 967-2801

October 23, 1978

Elijah Cardon  
Cardon Oil Co.  
134 W. Broadway  
Mesa, AZ 85202

Dear Mr. Cardon:

At their regular meeting of October 19, 1978, the Tempe City Council approved the Final Development Plan for Continental East #6 for a service station located at the northeast corner of Camelback and McClintock.

The approval was made subject to the following conditions:

1. Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths.
2. All building elevations and landscaping for the service station shall be approved by the Design Review Board prior to City Council action.
3. New landscaping shall be provided to offset the visual effect of variance (a).
4. Existing blacktop bikepath shall be removed in the new driveway locations.

After compliance with the above conditions, the required copies of the Final Map (two mylars) should be signed by the necessary parties and forwarded to our office. Also send a \$10 check made payable to the Maricopa County Recorder, for final processing and recording.

After recording of the map, you are required, as per Ord. 381, to furnish the City of Tempe with the following prints of the recorded map:

- 7 - Full Size Blueprints
- 7 - Xerox copies (10" x 15")
- 5 - Reduced photo positives (10" x 15")
- 2 - Cloth print, full size

BEVERLY WERMAN, Vice Mayor  
PATRICIA A. MATSON, Executive  
JAMES A. PHILLIPS, Chairman

HARRY C. MITCHELL, Mayor  
KENNETH A. McDONALD, City Manager

WILLIAM J. BEAM, Executive  
LENE SEARL, Executive  
ART SVOS, Executive

This may be done either by you or the City of Tempe. Please contact the Planning Division within 10 days if you decide to have these prints made yourself, otherwise you will automatically be billed by Phoenix Blueprint Co. for approximately \$50.

Very truly yours,

*[Handwritten signature]*  
Don Hull  
Community Development Director

DH/Gjm

cc: Bldg. Inspections Dept.  
Public Works Director  
Engineering Dept.  
Real Estate Officer  
Traffic Engineer  
File No. S-78-21  
Paul Gilbert